

CITY OF VANCOUVERREGULAR COUNCIL MEETING.

A regular meeting of the Council of the City of Vancouver was held on Tuesday, May 14, 1974, commencing in No.1. Committee Room at 2. p.m.

PRESENT: Mayor Phillips.
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Linnell (Leave of absence.)

CLERK TO THE COUNCIL: R. Henry.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt

THAT the Minutes of the Regular Council Meeting dated May 7, 1974, the Minutes of the Special Council Meeting dated May 2, 1974, and the Minutes of the 'In Camera' Meetings dated April 30, 1974 and May 7, 1974, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Volrich

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

REPORT REFERENCE

1. Planning Matters Relating to
Greater Vancouver Region.

The Council received an oral report from Mr. H.N. Lash, Director of Planning, Greater Vancouver Regional District, with respect to the sharing and management of growth in the region. Mr. Lash commented on the autonomy of the municipality's growth allocation and a proposed six-month freeze on Downtown development as a step towards de-centralization and implementation of a regional Town Centre programme. Various comments were made on questions raised by members of Council on this whole subject, following which it was -

MOVED by Alderman Hardwick

THAT the report reference given this day by Mr. Lash and other Greater Vancouver Regional District officials present, be received.

- CARRIED UNANIMOUSLY.

A brief recess was observed, following which Council re-convened at 3.05 p.m. in the Council Chamber, still in Committee of the Whole, with the same members present.

2. External Auditors -
1973 Financial Statements.

The Council heard a report reference from Mr. R.F. Gardiner, representing Riddel, Stead and Company, the City's External Auditors. Mr. Gardiner referred to the 1974 Financial Statements submitted by his Company and made general comments in this regard.

MOVED by Ald. Hardwick

THAT the report reference from the External Auditors be received for information.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

It was agreed to defer consideration of the following Unfinished Business Items, pending the hearing of delegations this evening.

1. Development of Vancouver Waterfront from Main Street, West.
2. Vancouver Sea Festival.
3. License Appeal - Tattoo Parlour.

COMMUNICATIONS OR PETITIONS.

1. Conversion of Apartment Blocks from Monthly Tenancies to 99 Year Leases.

MOVED by Ald. Bowers

THAT the request by Mrs Borzyszkowski for the West-End Landlord Tenant Centre to appear as a delegation this evening with respect to the conversion of apartment blocks from monthly tenancies to 99 year leases, be granted, and the owners of the apartment blocks concerned be invited to appear if they so desire.

- CARRIED UNANIMOUSLY.

2. Playhouse Theatre Company- Further Grant.

The Council noted a letter from the Playhouse Theatre Company dated May 1, 1974, requesting to appear as a delegation with respect to an additional grant in view of Council's action regarding the Vancouver Symphony grant.

MOVED by Ald. Marzari

THAT the request of the Playhouse Theatre Company to appear as a delegation be granted, and the necessary arrangements left in the hands of the City Clerk.

- CARRIED

(Ald. Bowers, Hardwick and Pendakur voted against the Motion)

- 3.. Library Board Resignation - Park Board Representative - Commissioner Robertson.

The Council noted a letter dated May 2, 1974 from Commissioner Robertson, tendering his resignation as the appointed Park Board representative to the Library Board. Council also noted a resolution from the Park Board dated March 13, 1974, in which it was stated the Board was of the opinion that a Park Board representative on the Library Board is extraneous.

MOVED by Ald. Hardwick

THAT the resignation be accepted and a letter of appreciation be sent thanking Commissioner Robertson for his past services;

FURTHER THAT the part of the motion of Council dated April 14, 1970 requesting the Park Board to nominate a representative to the Library Board for Council consideration, be amended by deleting this requirement;

AND FURTHER THAT the City Clerk be authorized to request nominations for this vacancy from various sources for consideration of Council.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS

4. Canadian Amateur Swimming Association - Grant Request.

The Council noted a letter from the Canadian Amateur Swimming Association giving details of the recent lease by the Park Board of the old Crystal Pool to the Canadian Amateur Swimming Association for \$1.00 per year, provided there is no additional cost to the Park Board. The organization is requesting a grant of up to \$6,000.00 for this initial operation, and asked to appear as a delegation should Council consider refusing this request.

Council was advised that the Park Board had extended, to July 1, 1974, use of the pool to the organization.

MOVED by Ald. Bowers,

That no action be taken with respect to the Canadian Amateur Swimming Association's request until the organization can demonstrate to Council means of raising funds from other sources.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin

THAT the Park Board be asked to submit a report to Council on the allocation of swimming time in public pools to the Dolphin Swim Club and the Canadian Amateur Swimming Association, particularly as it affects public use of the pools.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION REPORT, May 10, 1974.

Works and Utility Matters, May 10, 1974.

The Council considered this report which contains five clauses, identified as follows:

- Cl.1. Closure of Portion of Lane abutting Lots A and B of Lots 11 and 12, Block 335, D.L. 526, Northwest Corner of Oak Street and Broadway.
- Cl.2. Lease of C.P.R. Right-of-Way for Granville Bridge Footings.
- Cl.3. Kerr Road P.R.V. Station Replacement - Closing of Capital Account.
- Cl.4. Reconstruction of the Sewer beneath the Lakewood Drive Bridge.
- Cl.5. Sewer Reconstruction Prior to 1974 Paving -Phase II.

The Council took action as follows:

MOVED by Ald. Hardwick

THAT the recommendations of the Board of Administration contained in Clauses 1 - 5 of this report, be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

Building and Planning Matters,
May 10, 1974.

Strata Title Application - New Construction,
1825 West 8th Avenue, Lot 'F', Block 307,
D.L. 526, Plan 15144, 27 dwelling units.
Block Bros. Contractors Ltd.

MOVED by Ald. Hardwick

That the application of Block Bros. Contractors Ltd., under the Strata Titles Act re new Apartment Construction at 1825 West 8th Avenue, be approved, subject to application of relevant by-laws.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters,
May 10, 1974.

New Headquarters Firehall

MOVED by Ald. Hardwick

THAT this report be received for information.

- CARRIED UNANIMOUSLY

Finance Matters,
May 10, 1974.

The Council considered this report which contains five clauses, identified as follows:

- Cl.1. Neighbourhood Improvement Programs: Planning Department Staff Arrangements.
- Cl.2. City Liability Insurance.
- Cl.3. Request for Budget Increase- Map Books.
- Cl.4. Automobile Fleet Premium Insurance.
- Cl.5. Electronic Control Gates at Central Library.

The Council took action as follows:

MOVED by Ald. Hardwick

THAT the recommendations of the Board of Administration contained in Clauses 1 - 4 of this report be approved.

- CARRIED UNANIMOUSLY

Electronic Control Gates at
Central Library (Clause 5)

MOVED by Ald. Bowers

THAT the Library Board be authorized to install the electronic control gates at a cost of \$42,420.00 as proposed in this clause.

- CARRIED

(Ald. Hardwick, Marzari, Pendakur and Volrich voted
against the Motion)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

Property Matters
May 10, 1974.

The Council considered this report which contains three clauses, identified as follows:

- Cl.1. Lease - Rental Review.
Lots 50, 50A, 51, 51A,, 52, 52A, D.L.2064 -
Columbia Street-end.
- Cl.2. Sale of Lots A,B,C,D,E,F,1,2 & 3. Block 58,
D.L. 541 S/S Georgia Street, Between Cambie
and Beatty Streets.
- Cl.3. Sale of City Lands by Tender.
Lots A & B, Blocks 10 to 13 & 22 to 25. D.L. 391
& 392 S/S King Edward Avenue, West of St. George
Street Zoned: RS - 1.

The Council took action as follows:

MOVED by Ald. Harcourt

THAT the recommendations of the Board of Administration
contained in Clauses 1 - 3 of this report, be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL
REPORT, May 10, 1974.

Building & Planning Matters
May 10, 1974.

Subdivision of Lot 'A' of Lots 15 and 16
Block 1, 2 and 3, D.L. 321
2991 West 42nd Avenue - Dr. Michael Huculak.

MOVED by Ald. Hardwick

THAT consideration of this clause be deferred and the
request of Dr. Huculak to appear as a delegation be granted,
and if possible arranged for later this evening.

- CARRIED UNANIMOUSLY.

C. Board of Administration Report
May 10, 1974.

Accommodation for Personnel Services Department.

MOVED by Ald. Harcourt

THAT the recommendation of the Board of Administration
contained in this report be approved.

- CARRIED UNANIMOUSLY

D. Report of Standing Committee on
Social Services, May 2, 1974.

The Council considered this report which contains seven
clauses, identified as follows:

- Cl.1. New Hope Lodge Society - Housing Proposal.
- Cl.2. Lee Building - 175 East Broadway.
- Cl.3. Hodson Manor.
- Cl.4. Glen Hospital.
- Cl.5. Day Care Centres.
- Cl.6. Cedar Cottage - Kensington Youth Services -
Progress Report.
- Cl.7. Lengthy Delays Encountered by People applying
for Mincome.

The Council took action as follows:

CONTINUED.....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

D. Report of Standing Committee on
Social Services (Continued)

MOVED by Ald. Rankin

THAT Clause 1 of this report be received for information.

- CARRIED UNANIMOUSLY.

Lee Building -

175 East Broadway (Clause 2)

MOVED by Ald. Rankin

THAT the resolution of the Committee contained in this clause be approved, after amendment, to read as follows:

- "THAT the Chairman write to Mr.S. Katsafanas, requesting
- * him to appear before City Council in two weeks' time to
 - * resolve all matters regarding the operation of the Lee Building, to the satisfaction of City Council, at which time Council have before it a report from the Director of Permits and Licenses on the matter."

- CARRIED

MOVED by Ald. Bowers

THAT the matter of Mr. Katsafanas appearing before City Council be deferred pending a report from the Director of Permits and Licenses in two weeks.

- LOST

(Ald. Gibson, Harcourt, Marzari, Pendakur and Rankin
voted against the Motion to defer)

A Tie-vote ensued and, therefore, the motion to defer was Lost.

The motion of Alderman Rankin was, therefore, put and carried.

(Ald. Bowers, Massey and Volrich voted against
the main Motion)

Hodson Manor (Clause 3)

MOVED by Ald. Rankin

THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

Glen Hospital (Clause 4)

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this clause be approved, after adding the following words after the figures \$15.50 in the first paragraph of the recommendation - "as an interim measure".

- CARRIED UNANIMOUSLY.

MOVED by Ald. Bowers (in amendment)

THAT the amount and the words "as an interim measure" be struck and the amount of \$20.50 be inserted in Alderman Rankin's motion.

- LOST

(Ald. Gibson, Harcourt, Hardwick, Marzari, Rankin
and the Mayor voted against the Motion)

Alderman Rankin's motion was, therefore, put and carried unanimously.

* Underlining denotes change.

Regular Council, May 14, 1974 7

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Social Services (continued)

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clause 5 be approved, and Clauses 6 and 7 be received for information.

- CARRIED UNANIMOUSLY

(Alderman Volrich and Mayor Phillips voted against Clause 5)

E. Report of Standing Committee on
Civic Development, May 2, 1974

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Transit for False Creek Areas 6 & 10
- Cl. 2: Proposed Parking Site Location - Dawson School
- Cl. 3: Vancouver Heritage Advisory Board - Various Resolutions

The Council took action as follows:

MOVED by Ald. Hardwick,

THAT the recommendations of the Committee contained in Clauses 1 and 3 be approved.

- CARRIED UNANIMOUSLY

Proposed Parking Site Location -
Dawson School (Clause 2)

MOVED by Ald. Hardwick,

THAT this clause be deferred pending final determination by the Provincial Government who have indicated an interest in acquiring the property.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on
Community Development, May 2, 1974

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Safeway Development Application: 41st Avenue between Dunbar and Collingwood
- Cl. 2: Street Vending

The Council took action as follows:

MOVED by Ald. Volrich,

THAT Clause 1 be received for information.

- CARRIED UNANIMOUSLY

Street Vending (Clause 2)

MOVED by Ald. Volrich,

THAT this clause be deferred pending a complete report on the whole question of street vending from the Committee.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Report of Standing Committee on
Social Services, May 9, 1974

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Relocation of Youth Health Services
- Cl. 2: Cedar Cottage-Kensington Youth Services Project:
Evaluation Report and Future Funding

The Council took action as follows:

Relocation of Youth Health
Services (Clause 1)

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in this clause be approved subject to a formula for funding being established on an ongoing basis with the Provincial Government that is satisfactory to the City Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

H. Illegal Suites:
Hardship Cases

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under date of May 3, 1974:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Lillian E. Smith (tenant), 2085 East 47th Avenue
Mrs. Marie Ebbeson (tenant), #4 - 6128 Chester Street
Merete Kantonen (tenant), 687 West 71st Avenue
Mrs. Alice McCauley (tenant), 3248 Coleridge Street
Eva Hontaiuk (owner), 1725 East 15th Avenue
Mrs. Gertrude Ulph (owner), 1375 Park Drive
Florence M. Derlak (tenant), 875 West 15th Avenue
Patricia Ann Pylypiak (owner), 5137 Rupert Street
Hazel Lee (tenant), 1974 Turner Street

- (b) the following applications be approved for one year from the date of this Resolution:

Ed Garner (tenant), 772 East 37th Avenue
Fred Loewen (tenant), 4605 West 8th Avenue
Amrat Lal Bhulabhai (owner), 1167 East 19th Avenue
Helen Ching (tenant), 39 East 39th Avenue
Verna Pyplacz (tenant), 2607 MacKenzie Street
Timothy P. Leadem (tenant), 2486 West 8th Avenue
Daniel Olson (tenant), 174 West 21st Avenue

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Illegal Suites: Hardship
Cases (continued)

- (c) the following application be approved for six months from the date of this Resolution:

Melnick Robert (tenant), 3484 Oxford Street

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the Policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.

- (e) the following applications be not approved:

B. Joan McIlwee (tenant), 3656 Point Grey Road
Saroop S. Baweja (tenant), 7958 Osler Street
Gus Bourpoulas (owner), 965 East 64th Avenue
Ernie Malamas (owner), 3276 Ontario Street "

MOVED by Ald. Bowers,

THAT the recommendations contained in the foregoing Special Committee report dated May 3, 1974, be approved, except that in the case of the application of Gus Bourpoulas (owner), 965 East 64th Avenue, approval be given for an extension until the end of June, 1974, and in the case of the application of Ernie Malamas (owner), 3276 Ontario Street, approval be given for an extension of one year.

- CARRIED UNANIMOUSLY

I. Report of Vehicles for
Hire Board, May 8, 1974

The Council noted the following report from the Vehicles for Hire Board dated May 8, 1974, with respect to interim taxi rate increase, which was amended after agreement to read as follows:

1. Interim Taxi Rate Increase

Council, on April 30, 1974, passed the following motion:

"MOVED,

THAT the following recommendation of the Board of Administration contained in this Clause be approved.

'I therefore recommend that Council authorize the Board of Administration to contact two or three of the major consulting firms with a view to receiving proposals and prices for the above mentioned study, for report back to Council and provision of funds.'

MOVED,

THAT the second recommendation in this Clause be approved after amendment, as follows:-

'In the meantime, I would recommend that the Vehicles for Hire Board consider an interim rate increase to the fare structure based on 50% or 75% of the increase now requested by the industry. The interim increase is a purely arbitrary one, as was the last increase, and the amount could be the subject of further debate by the Vehicles for Hire Board. On the understanding the Vehicles for Hire Board will report back to Council with its recommendation.' "

Representatives of the Vancouver Taxi Owners Association were present and reiterated their requested rate increases as outlined in the report from the Vancouver Taxi Industry submitted to the Vehicles for Hire Board at its meeting of April 17, 1974 as follows:

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Vehicles for Hire Board
May 8, 1974 (continued)

- i) Flag increase from 55¢ to 75¢
- ii) Rate increase from 50¢ per mile to 60¢ per mile
- iii) Waiting time rate increase from \$6.00 per hour to \$8.00 per hour

It was noted that the flag increase would mean an approximate \$4.00 gross increase per shift, the increased mileage rate would mean an approximate \$8.00 gross increase per shift, and the increase in the waiting rate would mean an approximate \$1.00 gross increase per shift. The total gross increase being approximately \$13.00 per shift.

In reply to a question from the Board, representatives of the Taxi Owners Association advised that drivers presently get 45% to 50% of the gross take. However, if their requested increase was granted, the taxi companies operating in the City of Vancouver would pay their drivers a minimum of 50% of the gross take across the board, plus fringe benefits.

Following brief discussion, your Committee

RESOLVED,

- A. THAT interim taxi rate increases be granted to the Vancouver Taxi Industry as follows:
 - a. Flag increase of 10¢ (55¢ to 65¢)
 - b. Rate increase of 10¢ per mile (50¢ per mile to 60¢ per mile)
- B. THAT the Taxi Owners Association submit a letter to the Vehicles For Hire Board stating that the drivers of taxi-cabs in the City of Vancouver would receive a minimum of 50% of the gross take plus fringe benefits, before the interim rate increases becoming effective.
- C. THAT the Vehicles For Hire Board approve in principle an additional twenty-five taxi licenses; the method of distribution to be established after the results of a study of the Vancouver Taxi Industry by an outside consulting firm have been submitted to Council.

(underlining indicates amendment)

MOVED by Ald. Rankin,

THAT the foregoing report of the Vehicles for Hire Board dated May 8, 1974, be approved as amended.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,

THAT Resolution C be deferred pending the results of the consulting firm's study.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Rankin, and Mayor Phillips voted against the motion)

The motion of Alderman Volrich to defer having lost, Alderman Rankin's motion was put and carried unanimously.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

J. Report of Special Committee on
the Orpheum Theatre, May 13, 1974

The Special Committee on the Orpheum Theatre under date of May 13, 1974, submitted the following report:

"On March 19, 1974, Council approved a recommendation

'THAT the Special Committee on the Orpheum be asked to continue its existence as liason with Senior Governments and with the private fund-raising drive which will now commence.'

The fund-raising drive is now well under way, particularly a lottery which is expected to net \$ 400,000 , and the Committee will be reporting progress to Council in due course. In addition there was last Saturday the first of a series of weekly Open House tours of the theatre, conducted by volunteers. This proved to be very popular.

At its meeting of April 16, the Special Committee considered other steps that will be necessary to complete the project of acquiring the theatre as a second auditorium for live performances. The most urgent of these is the planning of the restorations to commence in 1975.

This will involve decisions on consultants and architects, and compromise between the desires of the Symphony Orchestra on the one hand, and those who would like to keep the theatre as originally designed on the other.

THE COMMITTEE RECOMMENDS

THAT Council extend the terms of reference of its Special Committee on the Orpheum and ask that in addition to its concern with fund-raising, the Special Committee consider all aspects of the work of restoring the theatre, and report to Council recommendations on

- a) the appointment of consultants, architects and contractors
- b) detailed plans for the restoration, including costs and schedules.

INFORMATION

In anticipation of Council's agreement to this, The Special Committee established a 'Clients' Committee' to consider the technical details and to work with such architects and consultants as Council may appoint.

- It asked Ald. Massey to chair the committee, and the following to serve:
- a representative of the Community Arts Council
 - a representative of the Vancouver Symphony Orchestra
 - a representative of the Stagehands' Union
 - Ian Dobbin
 - Hugh Pickett,
- with power to add.

If Council is in agreement with this function, then it is suggested that the 'Clients' Committee' will report to Council through the Special Committee on the Orpheum."

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

- 1. Allocation of Land for Highway Purposes (5946 Kerr Street)

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes all that portion of Lot 4, and Lot "A" of the South West Quarter of Block 17, District Lot 50, Plan 2950, described as follows:

- 1. COMMENCING at the southwesterly corner of said Lot 4;
THENCE N0° 01° 20" W, 117.40 feet, more or less, following in the westerly limit of said Lots 4 and "A" to the northwesterly corner of said Lot "A".
THENCE S89° 40E, 13.32 feet, following in the northerly limit of said Lot "A";
THENCE S0° 28' 30" W, 117.34 feet, more or less, to intersection with the southerly limit of said Lot 4 at a point 12.32 feet easterly from the southwesterly corner of said Lot 4;
THENCE N89° 57' 30" W, 12.32 feet, following in the southerly limit of said Lot 4 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated November 15th, 1973, and marginally numbered LF 6802.

(5946 Kerr Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 5:10 p.m., to reconvene in open session in the Council Chamber at 7:30 p.m.

The Council reconvened at approximately 7:30 p.m. in the Council Chamber with Mayor Phillips in the Chair with the same members present with the exception of Alderman Marzari who was absent on other Civic Business.

DELEGATIONS AND UNFINISHED BUSINESS

Development of Vancouver Waterfront from Main Street West

Council received a delegation from Mr. R.C. Smith, President of the International Longshoremen's & Warehousemen's Union who spoke to his brief concerning the waterfront planning study being carried out by the City and the Federal Government. Various questions were raised by members of Council on statements made in the brief, following which, it was

MOVED by Ald. Pendakur,
SECONDED by Ald. Harcourt,

THAT the submission from the International Longshoremen's and Warehousemen's Union be received and referred to the Project Manager for consideration and incorporation in the next stage of the waterfront planning study.

- CARRIED UNANIMOUSLY

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Vancouver Sea Festival

City Council at its meeting on April 23, 1974, deferred consideration of a grant request of \$10,000 from the Vancouver Sea Festival Society pending the hearing of a delegation.

Representatives of the organization addressed Council, gave details of their proposed program advising that their budget is estimated at \$30,000 for this year. An audited financial report for 1973 was filed.

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,

THAT a grant of \$10,000 be approved to the Vancouver Sea Festival Society, subject to the Director of Finance approving the organization's records and accounting arrangements.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Massey, Pendakur, Rankin and Mayor Phillips voted against the motion)

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,

THAT a grant of \$6,000 be approved to the Vancouver Sea Festival Society, subject to the Director of Finance approving the organization's records and accounting arrangements.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Massey, Pendakur, Rankin and Mayor Phillips voted against the motion)

No further action was taken with respect to this grant request.

Appeal re Tattoo Parlour
License Application

Council received a delegation from Mr. Bryan Zuk appealing the decision of the Chief License Inspector who had rejected his application to carry on a business of a tattoo parlour at 15 Blood Alley. Mr. Zuk explained that there were two other existing tattoo parlours in the City who have been existence for a number of years.

The Medical Health Officer advised Council, in medical terms, the possibilities of skin diseases, allergies and other harmful diseases which can be contracted from this type of activity.

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,

THAT Mr. Bryan Zuk be granted a license to operate a tattoo parlour until the end of the year at which time the matter be reviewed and a report be submitted by the Medical Health Officer.

- CARRIED

(Alderman Gibson voted against the motion)

Conversion of Apartment Blocks from Monthly
Tenancies to 99 Year Leases

The Council received a delegation from the West End Landlord - Tenant Centre speaking with respect to the conversion of apartment blocks in the City from monthly tenancies to 99 year leases. A brief was filed giving details of conversions in the West End. A spokesman for various tenants of the buildings also addressed Council.

The Council also noted a letter dated May 14, 1974, from the First Canadian Land Corporation, owners of the apartment blocks affected.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Conversion of Apartment Blocks from Monthly Tenancies to 99 Year Leases (continued)

The Mayor advised that he had written to the Attorney-General requesting that the matter be examined and suggested Council may wish to pursue the matter further with the Attorney-General.

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,

THAT Council advise the Attorney-General its strong opposition to conversion of rental units to long term leases, and urge that the appropriate legislation be brought in during this session of the Legislature to prevent such practices.

- CARRIED UNANIMOUSLY

Subdivision of Lot 'A' of Lots 15 & 16,
Block 1, 2 and 3, D.L. 321
2991 West 42nd Avenue

Earlier this day, Council agreed to hear a delegation from Mr. Huculak speaking with respect to Departmental Report, Building and Planning matters, dated May 10, 1974, re the subdivision of 2991 West 42nd Avenue.

Mr. Huculak referred to his letter of February 13th, which had been circulated previously giving the reasons for the request to subdivide and requested approval.

Following an explanation by the Zoning Planner on the details of the application, it was

MOVED by Ald. Pendakur,
SECONDED by Ald. Rankin,

THAT Council advise the Approving Officer it has no objections to the subdivision of this property, subject to the Director of Planning reporting back after having canvassed property owners in the neighbourhood to obtain their reaction to the subdivision proposed.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair:

1. Proposed Public Officials and
Employees Disclosure Act

MOVED by Ald. Volrich,

THAT this Council express its strong disapproval of the proposal in Bill 85, the Public Officials and Employees Disclosure Act, which requires elected officials to file a disclosure statement with the City or Municipal Clerk and which requires that this disclosure statement be made available to the public at large.

(Notice)

The Council recessed at approximately 9:45 p.m. to reconvene 'In Camera' in the Mayor's Office.

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 2, 1974

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 2, 1974, in No. 1 Committee Room at 7:30 p.m.

PRESENT: Mayor Phillips
Aldermen Harcourt, Hardwick, Massey, Rankin
and Volrich

ABSENT: Aldermen Bowers, Gibson, Linnell, Marzari
and Pendakur

CLERK TO
THE COUNCIL: M. Kinsella

Local Improvements by Petition

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,

THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

COURT OF REVISION

Pavements and Curbs, Lane Pavements, Sidewalks
by Petition Schedule #425

The Court received from the Assessment Commissioner, Schedule #425 listing a number of Local Improvement projects at various locations by petition, which had been requested by the majority of the assessed owners by means of sufficiently signed petitions.

The Assessment Commissioner requested the Court to adjust the measurements as noted below with respect to Project #4, the installation of pavements and curbs on both sides of Beatrice Street, from 22nd Avenue to the lane south of 22nd Avenue.

	<u>ORIGINAL ESTIMATED COSTS</u>		<u>ADJ. ESTIMATED COSTS</u>	
"Frontage assessed (Residential) - From 1,431.71' to 1,068.59'	City	\$11,317.	City	\$14,353.
Frontage exempt (Residential) - From nil to 363.12'	Property Owners	12,245.	Property Owners	9,209.
	TOTAL	23,562.	TOTAL	23,562.

The properties on the west side of Beatrice Street also abut Commercial Street. (Two Street Frontage) Under Part I Section 6 (2) of the Local Improvement Procedure By-law, Equitable Adjustments, the City shall contribute fifty percent (50%) of the cost of the project as would otherwise be specially assessed against properties where the front and rear boundaries each abut on a street. We request the Court of Revision to adjust the measurements as noted above."

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,

THAT Project #4, Schedule 425, be amended as requested by the Assessment Commissioner.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
 THAT Schedule 425 as submitted by the Assessment Commissioner
and amended by this Court, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt
SECONDED by Ald. Hardwick
 THAT the Court of Revision rise and report

- CARRIED UNANIMOUSLY.

COUNCIL

MOVED by Ald. Hardwick,
SECONDED by Ald. Massey,
 THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY.

Local Improvement Subsequent Procedure -
Schedule 425

The Council received the following representations speaking to
the projects listed:

	<u>Sch. No.</u>	<u>Project No.</u>	<u>Comments</u>
Messrs. Deglau & Wilson	425	18	Opposed reduction of pavement from 33' to 32' and requested the City install a 36' wide pavement.
Mrs. Lussier	425	54	Opposed. Additional assess- ment would impose a financial hardship on her. Also, two of the petitioners have since sold their homes and moved away
Messrs. Bonin & Leptick	425	42	Opposed to proposed 27' pave- ment. Would support if pave- ment were 32' wide.
Mr. J. Traill	425	54	Opposed cost of additional assessment involved.
Mr. Hock	425	62	Opposed. His property is situated on the short end of this 'T' lane, which portion will not be paved at this time. Also complained of drainage problems.
Mrs. Clark, Messrs. Coleman & Nelson	425	72	Commented re ditch and poor drainage conditions. Also referred to youth of can- vasser.
Mrs. Jakes	425	90	Concerned with respect to drainage problems and ditch.
Mr. Malkoc	425	97	In favour of the project.

Local Improvement Subsequent Procedure -
Schedule 425 (cont'd.)

	<u>Sch. No.</u>	<u>Project No.</u>	<u>Comments</u>
Mr. Molenda	425	105	Opposed cost of additional assessment involved.
Mr. Bell	425	112	Spoke on behalf of 18 affected owners who do not wish the project to proceed unless speed bumps are installed in the lane at time of paving.

A letter from Mr. R. R. Wicks, Project #91, Schedule 425, objecting was noted by the Council.

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
 THAT the letter referred to above be received.
- CARRIED UNANIMOUSLY.

Council also noted a report from the Board of Administration dated April 24, 1974 recommending certain projects be undertaken. Council took action on the various projects as follows:

MOVED by Ald. Hardwick,
SECONDED by Ald. Volrich,
 THAT Project 18, Schedule 425, be approved but that the pavement width be amended to 36'.
- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
 THAT Project 28, Schedule 425, not be proceeded with at this time.
- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
 THAT Project 42, Schedule 425, be approved, but that the pavement width be amended to 32'.
- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Volrich,
 THAT Council approve the following cost-sharing formula with respect to installation of speed bumps in lanes:

Initiated by the City	-- the City to pay the full cost
Requested by the Property Owners	-- the cost to be born 2/3 City, 1/3 affected property owners.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
 THAT Project 112, Schedule 425, be approved, but the City Engineer take no action to proceed at this time, pending the result of Mr. Bell's canvass of the affected property owners with respect to their paying 1/3 of the cost of installing speed bumps in this lane.
- CARRIED UNANIMOUSLY.

Special Council, May 2, 1974 4

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,

THAT the balance of the Petition Projects in Schedule 425 be
undertaken as amended.

- CARRIED UNANIMOUSLY.

The Council adjourned at approximately 8:50 p.m.

The foregoing are Minutes of the Special Council Meeting
of May 2, 1974, adopted on May 14, 1974.

A. Phillips MAYOR

R. Henry
DEPUTY CITY CLERK

Board of Administration Report, May 10, 1974 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Lane Abutting Lots A and B of Lots 11 and 12, Block 335, D.L. 526, Northwest Corner of Oak Street and Broadway

The City Engineer reports as follows:

"On the 25th of November 1969, City Council adopted the following report.

'The lane at the rear of the above mentioned Lots A & B is 22 feet in width. The normal requirements are for a 20 foot lane. The owner of Lots A & B wishes to acquire the 2 foot surplus portion of lane.

I RECOMMEND that the 2 feet of lane at the rear of Lots A & B be closed, stopped up and conveyed to the owner of Lots A & B subject to the following conditions:

- (a) The value of the 2 foot strip to be \$1,575 in accordance with the Supervisor of Property and Insurance.
- (b) The closed lane, together with Lots A & B, to be consolidated to form one parcel.
- (c) A Bulkhead Agreement satisfactory to the Corporation Counsel and the City Engineer.'

The acquisition of the 2 foot surplus lane was not completed. A new application has been received to acquire this surplus portion of lane. The value of the land has increased since 1969.

* I RECOMMEND that the 1969 Minute of Council be rescinded, and

I further RECOMMEND that the 2 feet of lane at the rear of Lots A & B of Lots 11 and 12, Block 335, D.L. 526 be closed, stopped up and conveyed to the owner of said Lots A and B subject to the following conditions:

- (a) The value of the 2 foot strip be set at \$3,750.00, in accordance with the recommendation of the Supervisor of Property and Insurance.
- (b) The closed lane be consolidated with the abutting said Lots A and B to form one parcel.
- (c) A Bulkhead Agreement, over the new parcel, satisfactory to the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

*NOTE: Two-thirds majority of those present required for rescinding motion.

2. Lease of C.P.R. Right-of-Way for Granville Bridge Footings

The City Engineer reports as follows:

"Footings for the Hemlock ramp of the Granville Bridge encroach on Canadian Pacific Railway property. The area covered by the encroachment has been leased from the railway since 1954 on a yearly basis. The railway advised in January, 1974 that the rent on the above property would be raised from \$20 a year to \$60 a year commencing March 1, 1974. The Supervisor of Property and Insurance advised that this is a reasonable rental. Funds are available for this purpose in Account 8021/1850.

I RECOMMEND that the Mayor and City Clerk be authorized to execute an addendum to the present agreement which will set the annual rental at \$60.00."

Your Board RECOMMENDS that the foregoing be approved.

3. Kerr Road P.R.V. Station Replacement - Closing of Capital Account

The City Engineer reports as follows:

"The replacement of the Kerr Road pressure reducing valve station was part of the 1973 Water Works Construction Program and funds had been set up and appropriated accordingly.

Detailed design has shown, however, that the required work on this station cannot be done without seriously affecting the service to the industries south of Marine Drive.

It has, therefore, been decided to delay this work until an alternative feed along Boundary Road can be used which is to be constructed as part of the Champlain Heights development.

Until this occurs and to make the allotted \$35,000 available for other work, Capital Account 121/5214 should be closed out at this time.

I therefore RECOMMEND that account 121/5214, 'Kerr Road P.R.V. Station Replacement' be closed out and that the appropriated \$35,000 under this number be transferred to Water Works Capital Account No. 128/7902, 'Short Notice Projects-Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

4. Reconstruction of the Sewer beneath the Lakewood Drive Bridge

The City Engineer reports as follows:

"There is a sewer suspended beneath the Lakewood Drive Bridge which spans the Burlington Northern Railway cut. This sewer is in a bad state of repair and must be rebuilt as soon as possible.

The estimated cost of reconstructing this sewer on Lakewood Drive between 11th and 12th Avenue is \$25,000.

I RECOMMEND that the construction of this sewer be approved, and that \$25,000 be appropriated from the 1973 Sewers Capital Budget, Account 118/7904, 'Reconstruction and Relief - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

5. Sewer Reconstruction Prior to 1974 Paving - Phase II

The City Engineer reports as follows:

"Recent television inspection shows that sewers on the following streets are in poor condition and should be reconstructed prior to paving under the 1974 Paving Program:

- (a) Lane south of 7th Avenue from Alberta to Columbia.
- (b) Lane south of 8th Avenue from Alberta to Columbia.
- (c) Quebec Street from 13th Avenue to 14th Avenue.
- (d) 18th Avenue from Heather to Ash Streets.

The estimated total cost of this work is \$60,000.

I RECOMMEND that \$60,000 be appropriated for 'Sewer Reconstruction, Prior to 1974 Paving - Phase II' from Sewers Capital funds as follows:

- (a) \$26,000 from Account 118/7903, 'Prior to Paving - Unallocated',
- (b) \$34,000 from Account 118/7904, 'Reconstruction and Relief - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

BUILDING AND PLANNING MATTERS

A-4

CONSIDERATION

- 1. Strata Title Application - New Construction
1825 West 8th Avenue, Lot 'F', Block 307,
D.L. 526, Plan 15144, 27 dwelling units,
Block Bros. Contractors Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Block Bros. Contractors Ltd., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing 27 dwelling units at 1825 West 8th Avenue.

N.B.: See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

Purchase monies have been arranged through the Bank of Montreal, 10th Avenue and Granville Street Branch, Vancouver, British Columbia, payment whereof to be amortized over a period of twenty-five (25) years, subject to repayment within five (5) years. The true interest charge with respect to such purchase mortgages shall be nine and three-quarters per cent (9 3/4%) per annum, calculated half yearly not in advance. The Purchasers shall be entitled to arrange their own purchase mortgages if they so desire.

Subsection (b) - Any bonusing of Financing

No bonus or like cost will be charged with respect to purchase mortgage financing arranged through the Bank of Montreal aforesaid.

Subsection (c) - Details of a management contract and monthly Services

Immediately upon filing of the Strata Plan the undersigned will enter into a management contract with Brock Bros. Realty Ltd., which said management contract will have an initial term of one (1) year and will contain, inter alia, the following terms and conditions:

- (i) management fees payable to the Manager during the initial term of twelve (12) months shall not exceed an average of Nine dollars (\$9.00) per Strata Lot per month (aggregate charge for such services shall not exceed Two hundred and forty-three dollars (\$243.00 per month);
- (ii) the Manager shall be charged with carrying out the day to day management of the property and to report to the Strata Council from time to time with respect to details and costs of services provided and any recommendations with respect thereto;
- (iii) the Manager shall be charged with enforcing the By-laws of the Strata Corporation and the rules and regulations regulating the use of the common property;

Clause No.1 continued

- (iv) the Manager shall collect and receive all monies payable by the Strata Lot owners to the Strata Corporation under the By-laws and shall hold the same in trust for the Strata Corporation and to apply the same in payment of accounts properly incurred by or on behalf of the Strata Corporation.
- (v) the Manager shall repair and maintain the property on behalf of the Strata Corporation and will arrange and pay for water and sewer services, garden maintenance, garbage collection, janitorial services, property insurance, etc.;
- (vi) the Manager shall maintain at its own expense a comprehensive system of records and proper books of account reflecting all dealings and transactions involved in the management of the property and to render to the Corporation monthly management accounts with respect thereto;
- (vii) the Manager shall prepare an estimated budget, at least once in each twelve (12) month period, setting forth an itemized statement of the estimate of all common expenses of the Strata Corporation for the ensuing year.

The Purchasers' attention is drawn to Section 6, Subsection 6, of the Strata Titles Act, Chapter 46 of the Statutes of British Columbia, 1966, as amended, wherein the Strata Corporation shall be entitled to terminate any management agreement upon three (3) months notice. Any Purchaser shall be entitled to receive a full copy of the management agreement, without charge, upon request in writing to the undersigned.

Monthly Maintenance Costs

The estimated monthly assessments for each Strata Lot are as follows:

Strata Lot	Square Feet of Strata Lot	Unit Entitle- ment	Estimated Cost	
			Per Month	Per Annum
1	599	281	\$ 28.07	\$ 336.84
2	1078	491	49.05	588.60
3	1031	482	48.15	577.80
4	683	323	32.27	387.24
5	680	323	32.27	387.24
6	737	350	34.97	419.64
7	733	350	34.97	419.64
8	680	318	31.77	381.24
9	683	318	31.77	381.24
10	919	427	42.66	511.92
11	1088	491	49.05	588.60
12	1050	482	48.15	577.80
13	684	323	32.27	387.24
14	684	323	32.27	387.24
15	741	350	34.97	419.64
16	739	350	34.97	419.64
17	686	318	31.77	381.24
18	686	318	31.77	381.24
19	919	427	42.66	511.92
20	1088	491	49.05	588.60
21	1050	482	48.15	577.80
22	684	323	32.27	387.24
23	684	323	32.27	387.24
24	741	350	34.97	419.64
25	739	350	34.97	419.64
26	686	318	31.77	381.24
27	686	318	31.77	381.24

Board of Administration, May 10, 1974 (BUILDING - 3)

Clause No.1 continued

The above estimates include the following:

- General operating - caretaker, building insurance, management fees;
- General maintenance - cleaning, decorating, structural, electrical, plumbing, heating, parking, elevator and miscellaneous;
- Utilities - fuel and electricity for heating and lighting of common areas, water, scavenging;
- General Reserve - reserves for replacement of roof, common area carpeting, common area building entrance etc.,

Purchasers shall be responsible for the cost, to be directly metered or assessed to or against each Strata Lot, with respect to (a) heating of living areas of each Strata Lot,
(b) electricity,
(c) telephone and cablevision.

Subsection (d) - Taxes and all other costs

Strata Lots will be individually assessed by the City of Vancouver with respect to real property taxes. It will be the responsibility of each Strata Lot owner to pay assessed taxes directly to the City of Vancouver. It is estimated that real property taxes attributable to the respective Strata Lots for the 1974 taxation year, net of home owners' grant, if available, shall be as follows:

<u>Strata Lot</u>	<u>Unit Entitlement</u>	
1	281	\$ 200.00
2	491	310.00
3	482	310.00
4	323	200.00
5	323	200.00
6	350	220.00
7	350	220.00
8	318	200.00
9	318	200.00
10	427	310.00
11	491	310.00
12	482	310.00
13	323	200.00
14	323	200.00
15	350	220.00
16	350	220.00
17	318	200.00
18	318	200.00
19	427	310.00
20	491	310.00
21	482	310.00
22	323	200.00
23	323	200.00
24	350	220.00
25	350	220.00
26	318	200.00
27	318	200.00

The undersigned is not aware of any further costs to Purchasers excluding those costs normally incurred by Purchasers such as cost of conveyance, personal insurance, etc.

cont'd

Board of Administration, May 10, 1974 (BUILDING - 4)

Clause No.1 continued

Subsection (e) - Shared facilities and Common Areas

The Director of Planning has examined the prospectus and plans and finds the following:-

(a) Parking:

Each Strata Lot will be assigned the exclusive use of one parking space in the underground parking garage;

(b) Patios and Balconies:

(i) Each ground floor Strata Lot will be granted exclusive use of the patio area contiguous to its living-dining room;

(ii) The balconies attached to and directly accessible to the respective Strata Lots will be for the exclusive use of the owners of each Strata Lot;

(c) Storage Lockers:

Each Strata Lot will be assigned the exclusive use of one storage locker located in the locker room on the underground floor of the building;

(d) Laundry Room:

The laundry room and facilities situated on each floor of the building shall be for the exclusive use of the owners of the Strata Lots located on that floor.

NOTE: The Strata Corporation will grant to the owners the exclusive use provisions outline in (a) to (d) above following deposit of the Strata Plan in the Vancouver Land Registry Office and prior to conveyance of any Strata Lot.

Attached to the prospectus also is a copy of by-laws prepared for the Strata Corporation.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Lort & Lort, Architects, in which they state that the above building compares favourably with the quality control standards set by the C.M.H.C., as contained in the Canadian Code for Residential Construction."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for the **CONSIDERATION** of Council.

FOR COUNCIL ACTION SEE PAGE(S) 400

FIRE & TRAFFIC MATTERS

A-6

INFORMATION

1. New Headquarters Firehall

The Director of Permits and Licenses reports as follows:

"On October 30, 1973, the City Council approved a report of the Board of Administration dated October 25, 1973, on the subject of the new Headquarters Firehall.

In adopting the report's recommendations, Council approved the addition of approximately 1,900 square feet of floor space for a physical fitness workout area, part of which is being finished as a handball court.

The Vancouver Firefighters Athletic Club, through the Fire Chief, have requested the installation, at their cost, of showers, a toilet and a sauna in part of the now unallocated area next to the handball court. They have also requested the construction of a small spectators' gallery at the back of the court.

The Architect has provided a plan of these additions, a copy of which is attached. The extra costs as received from the Contractor are as follows:

For a "roughed-in" facility, i.e. no fixtures, wall, or floor finishes (firemen to do finishing work):

Viewing gallery	-	\$1,717.18
Washroom and Sauna	-	7,328.77
Total:		<u>\$9,045.95</u>

Architect's fees, at 8½%, would amount to an additional \$770.00.

The Vancouver Firefighters Athletic Club, after reviewing the above costs, have given us a letter (attached), indicating their willingness to accept the cost of the work.

The proposed alterations will take up about 200 square feet of space, but as the facility is being built in an area with a ceiling height of about 18 feet, the ceiling of the new facility will become useable space, possible for storage.

As the Vancouver Firefighters Athletic Club will bear all costs of this work, authority to proceed has been given to the Contractor."

Your BOARD SUBMITS the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 400

Board of Administration, May 10, 1974 (FINANCE - 1)

FINANCE MATTERS

A-7

RECOMMENDATIONS

1. Neighbourhood Improvement Programs: Planning Department Staff Arrangements

The Director of Planning reports as follows:

1. INTRODUCTION

The Neighbourhood Improvement Program is a shared cost program providing federal and provincial contributions to assist municipalities in improving living conditions in deteriorated neighbourhoods. Rehabilitation of housing within such areas would be financed through the Residential Rehabilitation Assistance Program. This is a National Housing Act program which does not involve provincial and municipal financial contributions.

The Standing Committee on Community Development has been involved in the preliminary work required to initiate this program in the City and following submission to the senior governments of the Committee's report of February 14, 1974, which forwarded the Planning Department's report "Neighbourhood Improvement in Vancouver," an allocation of federal and provincial funds has been made to the City. The Province, by letter of March 13, 1974, to the Mayor, has advised that \$1,500,000 by way of Federal Grant and \$750,000 by Federal Loan, and \$750,000 Provincial Grant have been allocated to Vancouver.

These funds are for selection and planning of Neighbourhood Improvement Programs and their implementation. The City's share of the cost of this work (25% for some items and 62½% for others) is provided from the unexpended balance of current Urban Renewal Funds. It is understood that there will be annual allocations of funds by the senior governments up to March 31, 1978. Section 27.7 of the National Housing Act states that no applications for such funds may be approved after that date. Council, by resolution of February 19, 1974, has allocated \$1,000,000 from City Urban Renewal Funds for its share of the program.

2. STAGES OF WORK AND TIME LIMITS

Work is proceeding now, with the existing staff, on refining the selection process to identify possible areas of priority for early consideration by the Standing Committee on Community Development. The explanatory documents from Central Mortgage and Housing Corporation and information obtained from discussion with C.M.H.C. staff stress the need for this work and project planning to be done expeditiously. It is believed also that subsequent annual fund allocations from the senior governments will be influenced by the performance of the municipality in the previous year. For these reasons, the planning work required should start immediately following confirmation by the City of the neighbourhoods selected.

3. INTEGRATION OF NEIGHBOURHOOD IMPROVEMENT PROGRAM PLANNING AND AREA PLANNING

As noted in Section 3 of the report "Neighbourhood Improvement in Vancouver," it is anticipated that Neighbourhood Improvement Programs will be appropriate methods of achieving many of the objectives of Area Planning Programs described in the Planning Department's report "Shaping the Future," of February, 1974. However, in some areas it is probable that Area Planning Programs will not be in operation before a Neighbourhood Improvement Program is initiated. It is likely also that areas covered by Neighbourhood Improvement Programs will be smaller than the "local areas" for which the Area Planning Programs will be undertaken.

All phases of Neighbourhood Improvement Programs will be integrated with the Area Planning Programs to the maximum extent possible. Due to the time requirements indicated above, however, it may be necessary in some cases to give priority to the preparation of Neighbourhood Improvement Program plans over other elements of the Area Planning Program.

Cont'd . . .

Clause #1 continued:

4. SHAREABLE COSTS

The Agreement of December 7, 1973, between the Province and C.M.H.C., covering operation of the Neighbourhood Improvement Program in British Columbia, includes a statement of the elements of the work eligible for contributions and the scale of contributions from C.M.H.C. The contributions from the Province are 50% of the C.M.H.C. contribution.

The agreement provides for a contribution from C.M.H.C. of 50% of the cost of neighbourhood selection and neighbourhood planning. The Province's contribution at 50% of the C.M.H.C. rate is therefore 25%. The maximum amounts set for these phases of the work are:

- (1) For neighbourhood selection:

2% of the commitment to the municipality.
- (2) For neighbourhood planning:

8% of the amount allocated to neighbourhood (or neighbourhoods) selected for its improvement program.

Qualifying project costs for such work, as set out in explanatory notes provided by C.M.H.C., may include:

- (a) For neighbourhood selection:

costs of such activities as meetings, surveys, staff salaries, rental of meeting places, advertising.
- (b) For neighbourhood planning:

costs of such activities as meeting costs, rental of meeting places, the salaries of municipal staff delegated to work with area residents, consultants' fees, and cost of providing support for resident organizations and involvement.

On the basis of:	\$
Federal Grant	\$1,500,000
Provincial Grant	<u>750,000</u>
Total	\$2,250,000

the applicable maximum amounts available would be:

	\$		
For neighbourhood selection	From Senior Governments (75%) 2% of 2,250,000 = 45,000	From City (25%) 15,000	Totals 60,000
For neighbourhood planning	8% of (2,250,000 less 45,000) 176,400	58,800	235,200
Totals - Selection and Planning	<u>221,400</u>	<u>73,800</u>	<u>295,200</u>

5. IMMEDIATE STAFF NEEDS

The completion of the selection process, which should be reported to the Standing Committee on Community Development about mid-May, could result in Council approving possibly two areas for early action. At that time we should be ready to prepare the necessary plans without delay.

Some of the requirements of a neighbourhood plan, as described in the C.M.H.C. explanatory notes, e.g. plans to secure the future land use patterns of the area in conformity with the neighbourhood plan; budget, with estimated costs and federal contribution for each element; rehousing program, if applicable, indicate that this stage will require sustained intensive effort.

Clause #1 continued:

Estimates prepared for the City's 1976-1980 Capital Program are based on the assumption that there could be six to eight Neighbourhood Improvement Programs in various stages of activity throughout that period, with corresponding demands on staff.

To meet these demands, it is recommended that the appointment of two Planners, one Planning Assistant, and one Clerk-Stenographer from the Area Planning Group, as proposed in the Planning Department's report, submitted with the Board of Administration's report "Planning Department Staffing and Budget" of April 9, 1974, be authorized immediately.

6. <u>COST ESTIMATES</u>	1974 <u>(7 Months)</u>	<u>Annual</u>
2 Planners @ \$1,446	20,244	34,704
1 Planning Assistant @ \$806	5,642	9,672
1 Clerk Stenographer @ \$598	4,186	7,176
Fringe Benefits @ 12½%	3,759	6,444
Auto Allowances	230	400
Staff Costs	34,061	58,396
Less Grants(1)		
Federal (50%)	17,030	29,198
Provincial (25%)	8,515	14,599
Net Cost to City (from Capital Funds) (25%)	8,516	14,599

Furniture & Equipment
Desks, Drafting Tables
& Equipment, Typewriter,
Chairs, etc. 7,500

N.B. Furniture prices as new.
Any furniture pieces available
from Central Stores would
reduce this amount.

Estimated Total Net Expense 16,016
to City in 1974

(1) It is estimated that, if the program proceeds continuously, as indicated by the explanatory material provided by C.M.H.C., contributions for staff costs should be available through until approximately 1978-1979, the amounts in each year being dependent on the number of programs and degree of staff involvement each year.

The detailed estimates in the Board of Administration report of April 9, 1974, on Planning Department Staffing and Budget would be adjusted to reflect any approvals which Council may give in regard to the staff described in this report.

If it is necessary to have these people located in a Local Area Planning office, operating expenses of \$1,375 per month and certain new and non-recurring items such as telephone installation, partitions, will be reported to the Board of Administration.

7. RECOMMENDATIONS

(A) That Council approve the establishment of the following positions, subject to classification by the Director of Personnel Services, in advance of other actions on staff identified in the Board of Administration report of April 9, 1974 on Planning Department Staffing and Budget:

- 2 Planners
- 1 Planning Assistant
- 1 Clerk Steno

Board of Administration, May 10, 1974 (FINANCE - 4)

Clause #1 continued:

- (B) That funds to provide the net City's share of these staff costs for 1974, estimated at \$8,516, be provided from Urban Renewal Capital Funds, already allocated to the Neighbourhood Improvement Program.
- (C) That funds for furniture and equipment, estimated at \$7,500 be provided from Urban Renewal Capital Funds already allocated to the Neighbourhood Improvement Program.
- (D) That automobile allowances at the intermittent rate of \$0.13 per mile be approved for the two planners (1974 estimated cost \$230).

Your Board RECOMMENDS approval of the foregoing recommendations.

2. City Liability Insurance

Your Board has received the following report from the Director of Finance:

"It was pointed out to the Finance and Administration Committee in 1973 that the City's Liability Insurance coverage is seriously deficient and that a staff committee had been attempting to improve the situation for some time. However, due to the lack of staff and work overload in the Law Department we had only been able to proceed to a certain point. Council, on the advice of the Finance and Administration Committee put a high priority on the improvement of the City's liability coverage.

The previous Council in 1972 instructed the officials to proceed on an open tender basis in the acquisition of new liability coverage. Mr. Douglas Macdonald, the City's insurance consultant, states that such an open tender procedure will not work to the City's advantage and probably would not succeed in any sense in providing the City with proper coverage. Such open competition for the significantly large and complicated coverage required by the City would only disturb the markets available as there is a generally restricted market for this type of coverage.

However, the City definitely wants competition in the acquisition of major liability insurance and we would therefore propose the following procedure.

The two firms, Macaulay Nicolls, Maitland Insurance and Reed Shaw Stenhouse Limited have, over the years, proven their merit in their efforts to obtain first rate and least cost physical asset insurance for the City. The two firms are very large and between them are competent to cover all available world markets. Their competition in 1973 for the City's major physical asset insurance (\$130,000,000 worth of coverage) demonstrated 1) a very definite and strong competition and 2) that they could in fact cover all world markets. I would therefore recommend that these two firms be asked to approach the world insurance markets with a view to preparing competitive liability insurance proposals for the City.

Prior to the two companies approaching the markets we would need to define our needs as we see them, define our relationship to other organizations such as the School Board, Hospital, P.N.E., Park Board, etc. We would also need to determine coverages in the general sense, ones that must have coverage and others that could be optional. We would further need to indicate to the companies our idea of insurance limits and deductibles that the City could support. Major contract exposures on the part of the City also have to be indicated to the companies.

We had originally thought that we would need to define exactly our needs, but recognized that we could not do so. Therefore under the recommended competitive situation we will provide the brokers with a great deal of information and indications of our needs, but we will ask brokers to tell us what they think we need and can get, within our general guidelines.

The timing is such that Finance, Law and some other departments need to do a month or two of preliminary work followed by submission of the information to the brokers and the brokers in turn would require two to three months to approach the markets and prepare their proposals for the City. These proposals would then be reviewed and submitted to the Finance and Administration Committee for action.

Cont'd . . .

Board of Administration, May 10, 1974 (FINANCE - 5)

Clause #2 continued:

To avoid either broker from tying up particular markets by virtue of prior knowledge or earlier knowledge of this recommendation I will inform both brokers of my recommendation to Council at the time of submitting this report to Council, but indicate that this procedure is subject to Council approval.

Therefore, I would RECOMMEND to Council that it appoint Macaulay Nicolls, Maitland and Reed Shaw Stenhouse to separately approach the world insurance markets with a view to replacing and improving the City's existing liability insurance."

Your Board RECOMMENDS Council approval of the recommendation of the Director of Finance.

3. Request for Budget Increase -- Map Books

The Supervisor of Property & Insurance reports as follows:-

"The Property and Insurance Office periodically arranges for the printing of map books showing all properties within the limits of the city. Various civic departments request these books from time to time and the balance are sold to the public for a fee of \$7.50 plus tax.

At the time budget estimates were being prepared, it was considered that the existing supply of map books was sufficient for this year. However, there has been an unanticipated increase in the demand for the books from the public, and it will be necessary to re-order the books this year. It is estimated that the re-printing will cost \$3,500.00. However, the major portion of this amount will be recovered from the sale of the books over the next two or three years. It is therefore,

RECOMMENDED

That the sum of \$3,500.00 for the re-printing of map books be transferred from the contingency reserve to Account Code 7051/572."

Your Board RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

4. Automobile Fleet Premium Insurance

The Supervisor of Property and Insurance reports as follows:-

"On March 1st, 1974, all licensed vehicles owned by the City were insured through the Insurance Corporation of British Columbia (I.C.B.C.). In 1973, the last year of competitive conditions, the City's insurance premium for automobile insurance was \$186,000.00.

The coverage was as follows:-

Third Party Liability and Passenger Hazard,
\$1,000,000.00 inclusive limits.

Non-owned automobile with Third Party Liability,
\$1,000,000.00 inclusive limits.

The City has been successful in obtaining basically the same form of coverage under I.C.B.C. with the exception of compulsory collision insurance for passenger vehicles, 1967 or newer, or commercial vehicles, 1967 and newer and under 8,000 pounds G.V.W.

Initially, under I.C.B.C., the City's 1,206 licensed vehicles generated a basic premium of \$214,982.00. This sum was offset by a 40% deferred payment offered to large fleets as a safe driving incentive, which the City has taken advantage of,

Cont'd . . .

Clause #4 continued:

resulting in a "deposit" premium of \$128,989.00. After March 1st, 1975, I.C.B.C. will determine the claims experience applicable to the City fleet and, if the experience is good, the deferred payment is forgiven; if it is poor, all or part of the deferred payment becomes due and payable to I.C.B.C. upon demand.

Historically, the City's loss experience has not been good. The loss average for the past three years is \$108,000.00 without accounting for collision costs, which now apply to approximately one-third of the City fleet.

In view of the foregoing, the firm of Reed Shaw Stenhouse Limited have offered to insure the 40% deferred payment through a reliable market available to them. The actual premium will depend on the I.C.B.C. statement after March 1st, 1975, however, a deposit premium of \$21,498.00 would be required upon acceptance by the City.

An example using the City's average loss experience of \$108,000.00 per year, would produce the following results:-

40% deferred I.C.B.C. premium	\$ 85,993.00
Plus average claims	<u>108,000.00</u>
Adjusted premium	\$193,993.00
Less initial "deposit" premium	<u>128,989.00</u>
I.C.B.C. assessment at March 1st, 1975	<u><u>\$ 65,004.00</u></u>

In summary, the Reed Shaw Stenhouse proposal would provide insurance protection against the near certainty of the I.C.B.C. calling upon the City to pay the deferred premium of \$85,993.00 after March 1st, 1975. In addition, the I.C.B.C. offer a 10% "no claims" bonus to fleets where no loss experience has been recorded. Insurers confirm that the City would also be entitled to claim for a "loss of bonus" which would be 10% of the basic premium or \$21,498.00.

It could be expected from the foregoing, that this form of "premium indemnity insurance" will not be made available at such a reasonable rate after the first year's experience is made known. It is, therefore,

RECOMMENDED that the proposal offered by the firm of Reed Shaw Stenhouse Limited on behalf of Commonwealth Insurance Company by Reinsurance and Excess Limited to insure that portion of the automobile fleet insurance premium "deferred" by the Insurance Corporation of British Columbia be accepted."

Your Board,

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

CONSIDERATION

5. Electronic Control Gates at Central Library

The Director of the Vancouver Public Library reports as follows:

- " 1. The losses of books from the Central Library are undermining our ability to provide an effective information or lending service. Losses are estimated at about 10,000 books annually, which are equivalent to one-third of the year's Central Library purchases, and they are often, of course, the books in greatest demand.

Clause #5 continued:

- 2. Losses consist of (a) books charged out and not returned
(6,250 p.a.)
(b) books removed without being charged out
and not returned (3,750 p.a.)

The losses under (a) are despite the use of a collection agency to whom in 1973 we referred 7,211 cases (11 - 12,000 books) of which they recovered about 50%. A reduction in this category would require major changes in our pattern of service.

- 3. It is possible to reduce losses in category (b) above by the installation of electronic control gates at the main entrance of the Central Library. The make favoured is Tattle Tape manufactured by the 3M Company. This system involves placing a narrow strip of sensitized tape in the spine of certain books, specifically reference books, new books, and other high risk books. If these books are carried past a control point without being charged out, the gates lock shut.
- 4. The experience of other libraries has shown the mechanism to operate effectively. When the alarm goes the person is questioned as to any books in his possession. If he denies having any concealed, or in a bag, the matter is not further pursued, except in rare cases of persistent offenders. Normally the deterrent effect is sufficient. No doubt some losses would continue, but savings should be of around 2,500 books p.a., worth over \$20,000. to the Library.
- 5. Estimated costs:

1974 Cost

Two Tattle Tape Units	\$ 26,000.
Additional remodelling Main Floor Circulation	2,000.
1 sensitize/desensitize unit	2,100.
Permanently sensitizing all reference books not in closed stacks 20,000 @ 12.6¢	2,520.
Desensitizable strips for Division Circulation books 50,000 @ 12.6¢	6,300.
Labour 70,000 @ 5¢ per book	3,500.
	<u>\$ 42,420.</u>

Annual Cost

6,000 reference @ 12.6	\$ 756.
5,000 circulation @ 12.6	630.
Labour 11,000 @ 5¢	550.
Annual servicing cost	400.
	<u>\$ 2,336. "</u>

The Comptroller of Accounts advises that the 1974 cost of \$42,420. would be provided from Contingency Reserve if the report is approved.

Your Board submits the matter of Electronic Control Gates to Council for CONSIDERATION, it being noted that the Library Board states that these control gates are expected to save 2,500 books per annum worth about \$20,000.

Board of Administration, May 10, 1974(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease - Rental Review
Lots 50, 50A, 51, 51A, 52, 52A, D.L. 2064
-- Columbia Street-end

The Supervisor of Property and Insurance reports as follows:-

"The above property, Lots 50, 50A, 51, 51A, 52, 52A, D.L. 2064, which is approximately 10½ acres, was leased to Western Bridge and Steel Fabricators Ltd. for a term of 30 years from September 24th, 1958. This lease was assigned with the City's consent to Canadian Iron Foundries Limited on October 31st, 1961.

The lease provides for a rental revision at 5 year intervals and was subject to review as of September 24th, 1973. Negotiations on a revised rental were commenced with the Company in June, 1973.

The property is used for engineering, steel fabricating, etc. There are a number of buildings on the site, some of which are obsolete and were here before the lease commenced. The terms of the lease require the lessee to remove the buildings on termination.

The present rental is \$26,790.60 per annum plus taxes.

The Company, through their Solicitors, have now agreed to pay an escalating rental for the present 5 year term. The initial year's rent would be \$50,000.00 plus taxes, and escalate \$5,000.00 per year.

The Supervisor of Property and Insurance is of the opinion that the rental can be recommended as realistic. It is, therefore,

RECOMMENDED:

That the rental for the 5 year period commencing September 24th, 1973 be:-

\$50,000.00 for the 1st year, plus taxes
\$55,000.00 for the 2nd year, plus taxes
\$60,000.00 for the 3rd year, plus taxes
\$65,000.00 for the 4th year, plus taxes
\$70,000.00 for the 5th year, plus taxes"

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Sale of Lots A,B,C,D,E,F,1,2 & 3, Block 58, D.L. 541
S/S Georgia Street, Between Cambie & Beatty Streets

The Supervisor of Property & Insurance reports as follows:-

"City Council on July 18, 1972, approved the sale of the following City-owned lots: Lots A,B,C,D,E,F,1,2 & 3, Block 58, D.L. 541, S/S Georgia Street, between Cambie & Beatty Streets. Subsequently, on December 11, 1973, Council approved the exchange of that portion of the north end of the lane adjacent to these lots for property owned by the purchaser, for use as a hotel and store complex.

Cont'd

Clause 2 (cont'd)

The purchaser was required to consolidate the lands into one parcel by depositing a new subdivision plan and this has been prepared. It was also a condition of sale that the purchaser provide the City with an option to repurchase the lots at the net sales price in the event that construction had not started by October 16, 1974.

We are informed that the Land Registry will not accept the option for registration since the exercise of the option would require a resubdivision to restore the consolidated site to its previous configuration. The Registrar is not prepared, by accepting the option for registration, to presume a resubdivision would receive the consent of the Approving Officer. An alternative procedure which would give the City the same protection would be to prepare a Statutory Covenant for registration requiring the purchaser to commence construction by October 16, 1974.

The purchaser has requested that the agreement contain a protection for an extension of time in the event that a prolonged construction strike interferes with the progress of construction and this is considered to be a reasonable request. It is therefore

RECOMMENDED

That the condition of sale requiring the purchaser to grant the City an option to repurchase, be changed to require the purchaser to provide a Statutory Covenant to achieve the same result, and that the agreement include a provision for an extension of time in the event a prolonged construction strike interferes with the progress of construction.

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Sale of City Lands by Tender

RE: Lots A & B, Blocks 10 to 13 & 22 to 25, D.L. 391 & 392
S/S King Edward Avenue, West of St. George Street
Zoned: RS - 1

The Supervisor of Property and Insurance reports as follows:-

After advertising certain City-owned lands for sale, tenders were opened in public. Listed below is the highest offer (above the upset price) received for each lot.

<u>NAME</u>	<u>LOT</u>	<u>APPROX. SIZE</u>	<u>SALES PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Knight Realty Ltd	A	48' x 99.89'	\$37,800.00	City Terms at 9 ¹ / ₂ %	Subject to Bulkhead Agreement -- Lot above grade.
Knight Realty Ltd	B	48' x 99.90'	\$37,760.00	City Terms at 9 ¹ / ₂ %	Subject to Bulkhead Agreement -- Lot above grade.

Your Board

RECOMMENDS that the foregoing sales by tender, received by the Supervisor of Property and Insurance, be approved under the terms and conditions set down by City Council.

Departmental Report, May 10, 1974 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

B-4

INFORMATION

1. Subdivision of Lot 'A' of Lots 15 and 16,
Block 1, 2, and 3, D.L. 321
2991 West 42nd Avenue - Dr. Michael Huculak

The Director of Planning reports as follows:

" A letter has been received from **Mr.** Mir Huculak dated February 13, 1974, regarding the above.

City records indicate that the existing dwelling on Lot 'A' and located in a One-Family Dwelling District was permitted to be remodelled into four (4) dwelling units by the Zoning and Development By-law Board of Appeal (now the Board of Variance), under their decision of April 1, 1954, subject to the condition that Lot 16 and the west half of Lot 15 were first consolidated into one parcel of land. Lot 16 containing the dwelling measured 75' x 135' and the vacant W1/2 Lot 15 measured 37' x 135'.

On July 24, 1963, an application by Dr. M. Huculak to subdivide Lot 'A' into the original lot sizes was refused by the Approving Officer who stated:

"While the existing building on Lot 'A' contains four (4) separate dwelling units, the condition of consolidation imposed by the Appeal Board cannot be disregarded by this office."

The owner subsequently made application to the Board of Appeal, requesting a revision to Appeal No. 10729, in order that the condition calling for consolidation could be rescinded.

The Board decided at its meeting of April 20th, 1967, that it was without jurisdiction to hear the appeal.

On July 6th, 1967, the Board disallowed an appeal which requested permission to subdivide the existing site into two lots.

On September 24th, 1973, the Approving Officer refused an application to subdivide Lot 'A' into two lots, for the same reason given on July 24th, 1963, as quoted above.

On October 4th, 1973, Dr. M. Huculak met with the Approving Officer to discuss the question of subdividing his Lot 'A'.

On October 31st, 1973, the Approving Officer wrote to Dr. M. Huculak advising him of the appropriate Section of the Vancouver City Charter which provides for an appeal from the Approving Officer's decision and also sent him a form for filing a further appeal to the Board of Variance, should he wish to do so.

On January 23rd, 1974, the Board of Variance disallowed appeal #19363, by Dr. M. Huculak for reconsideration of the condition calling for consolidation of Lot 16 & W 1/2 Lot 15, imposed under appeal #10729.

It is to be noted that the Board of Variance has in the past granted many appeals to convert large one-family dwellings into multiple dwellings, subject to a site consolidation, which ensured a greater open space for the increase in the number of occupants.

cont'd

Departmental Report, May 10, 1974 (BUILDING - 2)

Clause No.1 continued

As Approving Officer, I would not wish to undermine the Board's authority by approving the subdivision of such a consolidated site, even though the City's Subdivision Control By-law #3334 does not instruct the Approving Officer to have regard to any decision of the Board of Variance."

The foregoing is submitted to Council for INFORMATION.

DELEGATION REQUEST - DR. MICHAEL HUCULAK

FOR COUNCIL ACTION SEE PAGE(S) 401

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

May 2, 1974

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursday, May 2, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari

ABSENT: Alderman Gibson
Alderman Hardwick

CLERK: M. Cross

There being no quorum present Aldermen Rankin and Marzari submit the following recommendations for Council's consideration.

INFORMATION1. New Hope Lodge Society - Housing Proposal

The Chairman advised that he had received a letter from Mr. A.L. Chipman, Chairman of the New Hope Lodge Society, describing the present rented facilities of their Halfway House and requesting the assistance of the City in acquiring City land on which to build a permanent facility. A spokeswoman advised that the Society was funded by the Department of Human Resources and a grant from the Alcohol and Drug Commission which expires in September. The Commission may not continue its funding unless more permanent facilities are located. It was felt if the City could provide land at a nominal sum, the Society would be able to utilize C.M.H.C. mortgage funds to enable them to build permanent facilities for 14 - 20 persons.

The Medical Health Officer asked whether the Foundation would be willing to pay an increased amount for rented accommodation in a more permanent facility. The spokeswoman felt they would, but that it would prove to be more economic to build a permanent facility rather than spend money to refurbish an existing building.

After discussion it was

RESOLVED

THAT the Director of Social Planning and the Medical Health Officer meet with representatives of the New Hope Lodge Society, the Alcohol and Drug Commission and the Provincial Health Minister on the question of the difference in financing of

- (a) refurbishing an existing structure;
- (b) construction of new facilities.

and report back to the Committee.

cont'd

Standing Committee of Council on Social Services 2
May 2, 1974

2. Lee Building - 175 East Broadway

The Chairman advised that City Council on April 30, 1974, passed the following motions:

"THAT WHEREAS the tenants of the Lee Building have received legal notice of rent increase from H. A. Roberts Ltd., agents for the owner Steve Katsafanas;

AND WHEREAS the owners have terminated the services of the agents as of April 3, 1974;

AND WHEREAS the owners since that time by coercion etc., have forced the tenants to pay rent increases at the end of April through totally illegal notices;

THEREFORE BE IT RESOLVED THAT Council instruct the owners to abide by the Landlord and Tenant Act regarding proper notice of rent increases and not to evict tenants resisting illegal rent increases;

AND THAT failing which he is to show cause to Council why his license should not be revoked."

and

"THAT the City Inspectors be instructed to observe the premises of 175 East Broadway to see what repairs need to be made to bring the building up to standard, and report back."

He advised that he received a letter dated April 30, 1974, from Mr. Steve Katsafanas, owner of the Lee Building, stating that he agreed to abide by the provisions of the Landlord and Tenant Act whereby the three-month notice of rental increase served on his tenants by H. A. Roberts, would stand and there would be no rent increases until July 1, 1974. It was pointed out that this agreement was only one part of the Council resolution and that Mr. Katsafanas should be requested to appear before Council to resolve the remaining matters to the **satisfaction** of City Officials.

RESOLVED

THAT the Chairman write to Mr. S. Katsafanas, requesting him to appear before City Council to resolve all matters regarding the operation of the Lee Building, to the satisfaction of City Council.

3. Hodson Manor

The Chairman advised that on April 4, 1974, the Committee requested the Director of Planning to report on Hodson Manor. Before the report came to the Committee, the owner advised that April 30th was the deadline for a commitment for the City to move the building, therefore the Director of Planning reported direct to Council.

On April 30, 1974, Council passed the following motions:

"a. THAT Hodson Manor be moved as soon as possible to the City owned property Lot A, Block 313, D.L.526. (S/S 1200 Block West 7th Avenue)

cont'd

Clause No.3 continued

- "b. THAT the Assistant Director of the Building Construction and Maintenance Division be authorized to appoint an architect to prepare a preliminary proposal together with cost estimates for the necessary alterations for the Local Area Activity Centre.
- c. THAT all the necessary approvals be sought for the operation of the Local Area Activity Centre.
- d. THAT the funds for this work to be provided from 1974 supplementary capital budget."

With respect to (b) above, Alderman Marzari wished to ensure that the Assistant Director of Building Construction and Maintenance discussed the appointment of the architect with representatives of the Fairview Little People's Society who have requested to use Hodson Manor for a local area activity centre.

RESOLVED

THAT Alderman Marzari meet with the Assistant Director of Building Construction and Maintenance and representatives of Fairview Little People's Society to discuss the appointment of an architect to prepare a preliminary proposal and cost estimates for the necessary alterations to Hodson Manor; such discussion to reflect the views of the community for the local area activity centre.

RECOMMENDATION

4. Glen Hospital

Dr. H. G. Weaver, President, Glen Hospital Ltd., presented a brief to the Committee advising of the difficulties being faced in the operation of the private hospital as an Extended Care facility. He advised that the hospital's present basic cost is in excess of the present welfare rate of \$13.20 per day received from the Province. He outlined comparative costs for 1972 and 1974 paid to Glen Hospital and to Banfield Pavillion (V.G.H. Extended Care Unit) i.e.:

1972 - Glen	\$10.25	&	Banfield	\$16.70
1974 - "	\$13.20	&	"	\$26.70

which results in an increase of 28.8% for Glen Hospital and 59.9% for Banfield Pavillion.

Dr. Weaver advised that in a letter dated April 3, 1974, to Miss Sheila McDiarmid of the Department of Human Resources he stated that to allow the Hospital to continue operation the minimum per diem rate for welfare patients would have to be raised to \$15.50. Further increased costs since that time necessitate a per diem rate of at least \$20.50 or the Hospital will have to close. Rather than close Glen Hospital, Dr. Weaver stated they were willing to sell or lease to the Provincial Government or the City, or operate on a fee basis for either government.

Standing Committee of Council on Social Services 4
May 2, 1974

Clause No.4 continued

Miss Sheila McDiarmid advised that the provincial rate paid to Private Hospitals is \$13.20 which is not adequate to allow them to pay salaries comparable to public institutions. Consequently, staff shortages result in inadequate care and force many private hospitals to close.

After discussion the Committee

RECOMMENDED

THAT City Council urge the Provincial Government to immediately increase the per diem rate for Level III Care (i.e. Private Hospitals) to \$15.50.

FURTHER THAT a meeting of the Minister of Human Resources, the Minister of Health and the Standing Committee on Social Services be arranged as soon as possible to discuss the question of inadequacies of Level III Care for Private Hospitals.

5. Day Care Centres

Alderman Marzari advised that on February 5, 1974, Council, when considering an extract of the Standing Committee on Social Services meeting of January 24, passed the following motion:

" B. THAT Council instruct the Director of Planning to report back to the Committee as soon as possible on criteria for bonusing apartment or condominium developments which include day care facilities in their plans;

C. THAT Council instruct the Director of Planning to give priority to development permit applications for day care centres where these are a conditional use. "

To date, nothing had come back to the Committee with regard to providing incentives for developers who include day care facilities in their developments. Alderman Marzari proposed the following, more specific resolution for adoption by Council:

RECOMMENDED

THAT WHEREAS Council has in the past supported the need for day care facilities in the City of Vancouver, and has been willing to examine various avenues towards the provision of these services, Council approve, in principle, the concept of providing incentives in the Zoning By-law to bonus new developments where suitable day care facilities are built in as an integral part of the development.

AND THAT the Director of Planning and the Director of Legal Services report back within one month with a report designating those zoning schedules within which the bonus should apply, the nature, extent and scale of the bonus, and a draft amendment to the Zoning By-law.

cont'd

Standing Committee of Council on Social Services 5
May 2, 1974

INFORMATION

6. Cedar Cottage - Kensington Youth Services - Progress Report

The Chairman advised that an informal discussion would take place with respect to the above, with a formal report to be submitted to the next Standing Committee meeting (May 9) by John Jessup of the Social Planning Department. He stated that because the funding for the Project had run out, the report would be submitted to the May 14th Council meeting.

Mr. Jessup explained that the Cedar Cottage area contained approximately 3,600 persons aged 15-19, the highest percentage for that age group in the City. He stated that 60% of the Grant went towards Youth Employment Program, 25% to Youth Recreation Program and 15% to Family Counselling.

A number of persons involved with the Cedar Cottage - Kensington Youth Services Program; including representatives from the School Board and Canada Manpower, a recreation counsellor, a probation officer and a family counsellor; were present to explain to the Committee their various roles.

During discussion of the Program, the following points were raised:

- (a) The program is more than just getting jobs for youths - it has changed to include counselling at the family level and attempting to get the youths to go back to school.
- (b) Some youths need work experience but a 40-hour work week is too much so they are employed on a teen opportunity program; i.e. carpentry jobs, creating an adventure playground, etc., based on a shorter work week.
- (c) There is a follow-through process necessary to get someone a job and then make sure he tries to keep it.
- (d) The recreation program is operated through the Grandview Community Centre - a fee is paid to Park Board and school space is rented at a cost of \$2,700.
- (e) Counselling service is provided on the basis of 3/5 of a counsellor, i.e. 2 days per week.
- (f) 8 probation officers are working in and out of the area.

Mr. Jessup stated that the grant request of \$71,000 consisted of \$48,000 for employment, \$8,000 for counselling and \$15,000 for recreation.

Alderman Rankin thanked the representatives from the Cedar Cottage-Kensington Youth Services Program for appearing and providing background material for the Committee to consider when they receive the report from the Social Planning Department.

RESOLVED

THAT the Committee receive the delegation from the Cedar Cottage-Kensington Youth Services Program pending a report from the Social Planning Department for the Committee meeting of May 9, 1974, such report to be submitted to Council May 14.

Standing Committee of Council on Social Services 6
May 2, 1974

7. Lengthy Delays Encountered by People Applying for Mincome

On April 11, the Committee resolved:

"THAT the Standing Committee on Social Services endorses the principle of a Mincome Imprest Account, whereby the initial cheque for Mincome would be issued from the Vancouver office with subsequent cheques issued from Victoria, and requests the Minister of Human Resources to implement this proposal immediately."

Mr. Bill Hennessy, Community Development Worker for the Downtown Eastside, advised that the Department of Human Resources was in favour of the initial Mincome cheque being issued by the Vancouver office but the Treasury Board were not.

After a brief discussion it was

RESOLVED

THAT the Chairman write to the Treasury Board, enclosing a copy of the resolution of the Standing Committee on Social Services of April 11, 1974, received by Council on April 23, 1974; indicating the resolution has the support of the Minister of Human Resources; and requesting their cooperation by issuing the initial Mincome cheque from the Vancouver office.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 401-3

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

May 2, 1974

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, May 2, 1974 at approximately 3:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers and Massey

ABSENT: Alderman Pendakur

CLERK: M. Kinsella

RECOMMENDATION

1. Transit for False Creek Areas 6 & 10

Under date of April 10, 1974, the City Engineer and the Development Consultant submitted a report on transit for False Creek Areas 6 and 10. The stated objective of the report is to propose enhanced public transportation services to these areas of False Creek as a means of reducing the usage and parking requirements of private automobiles and in accordance with Council policy of November, 1973.

This report discussed a number of matters related to transit in Areas 6 and 10, including disincentives for peak hour automobile use such as reduced street widths and lower parking standards; existing transit services and transit objectives for the area. It was noted that the current modal split for inner city transit is:

Peak hours	30% by transit
Off-peak hours	15-20% by transit

when special services are not provided. In order to reduce automobile usage and parking requirements in Areas 6 and 10, the following modal split is proposed:

Peak hours	40-45% by transit
Off-peak hours	30-35% by transit

A split of this scale would reduce peak hour auto usage by about 20% and parking requirements by at least 10%.

The report outlined and discussed a number of transit operations, e.g. special routes, dial-a-bus service, rail-rapid transit, special buses, shuttle bus service etc. The report suggested a preliminary service be considered, based on an estimated requirement of four buses. The following are the cost estimates in 1974 dollars:

Capital Cost	mini-buses: \$150,000	full size: \$250,000
Operating cost per month	22,000	
Depreciation and interest	3,000	
Total monthly cost	25,000	
Fare box revenue	18,000	
Subsidy per dwelling unit	\$3.00 per month, Areas 6 & 10	

Clause No. 1 (cont'd)

Your Committee discussed this report in detail with the officials present. The consensus of your Committee was that it would be premature at this point to reach any decisions with respect to amounts of transit subsidy required. It was further agreed that any transit subsidy should be borne by the Provincial Government rather than the City of Vancouver.

The report concluded with a number of recommendations which were considered by your Committee, augmented and are recommended to Council as follows:

RECOMMENDED

- A. THAT Council endorse a shuttle bus service as the preferred method of providing transit in Areas 6 and 10, with a minimum frequency of 10 minutes;
- B. THAT Council authorize the City Engineer and the Development Consultant to discuss and negotiate with the Bureau of Transit, B.C. Hydro, C.M.H.C., B.C.C.C.U., and the Citizens' Advisory Board regarding type of vehicle, operations, and financing;
- C. THAT Council instruct the City Engineer and the Development Consultant to report back to the Standing Committee on Civic Development with firm recommendations as soon as recommendation B is resolved;
- D. THAT Council encourage as future options a ferry service on the Creek, dial-a-bus, and LRT service to downtown;
- E. THAT Council authorize the City Engineer to enter into discussions with the Bureau of Transit on extension of existing City transit services to Vanier Park for early report back to the Standing Committee on Civic Development.

2. Proposed Parking Site Location - Dawson School

The City Engineer under date of April 11, 1974 submitted the following report:

"At a meeting with the Granville Mall Committee on February 27th, it was suggested that we investigate the possibility of using the Dawson School site as a parking facility to relieve the pressure on the parking facilities adjacent to Granville Mall.

The Dawson School occupies Block 80 and is across the street from both the B. C. Hydro building and St. Paul's Hospital. Furthermore, it is diagonally opposite Block 71 and would accommodate the anticipated influx of construction workers from Block 61 and 71.

A brief discussion with the Secretary/Treasurer of the School Board indicated that the property was available although subsequently the Provincial Government has expressed an interest in acquiring the site.

Because some of the parking areas near the south end of Granville Mall are being eliminated in the near future, a parking deficiency is anticipated in the short term. The construction of a major parking structure in the area of the Mall, combined with the greater availability of transit services, will alleviate the parking problem in future years. The utilization of Block 80 as a parking site during the interim period would relieve some of the pressures on the current parking inventory while generating some funds from otherwise untaxed land. Demolition of the major buildings on the site is not proposed. Preliminary estimates indicate about 260 stalls could be provided by removing only the wood frame buildings on the east side of the site."

Clause No. 2 (cont'd)

Following discussion of this report with officials present, your Committee

RECOMMENDS

THAT Council authorize the City Engineer and the Director of Finance to negotiate terms for Council consideration for short term (2-3 years) use of Block 80 as a parking site.

3. Vancouver Heritage Advisory Board -- Various Resolutions

Your Committee had for consideration a number of resolutions of the Vancouver Heritage Advisory Board, which were considered and dealt with as follows:

A. Representation on Local Area Planning Boards

The Vancouver Heritage Advisory Board at its meeting of March 18, 1974, passed the following resolution:

"THAT City Council be asked to consider favourably giving the Vancouver Heritage Advisory Board authority to have representation in such form as the Board decides on local area planning boards to provide liaison and effective coordination of the functions of these and other local boards, and the by-law setting up the Board be changed accordingly."

RECOMMENDED

THAT Council advise the Vancouver Heritage Advisory Board that it is considered advisable that they have representation on the proposed Gastown and Chinatown Historic Area Planning Committee, however with respect to representation on any other local area planning boards, the Standing Committee on Civic Development be instructed to ensure liaison of these Boards with the Vancouver Heritage Advisory Board and therefore representation from the latter Board would not be necessary.

B. Designation of Sites in Historic Area

The Vancouver Heritage Advisory Board, on March 18, 1974, passed the following motion:

"THAT it be recommended to the City Council that the Director of Planning be asked to notify persons affected in the Historic area of Gastown/Chinatown of the designation of sites in that area and the effect of such designation; which notification might take the form of a written information sheet or suitably placed advertisements in appropriate newspapers."

RECOMMENDED

THAT Council approve the foregoing recommendation of the Vancouver Heritage Advisory Board after deletion of the phrase "or suitably placed advertisements in appropriate newspapers".

Clause No. 3 (cont'd)

C. Inventories of Historic Buildings & Sites

At its meeting of April 1, 1974, the Vancouver Heritage Advisory Board passed the following motion:

"THAT the Board recommend to the City Council that it instruct the appropriate officials not to issue development permits or building or demolition permits affecting structures or sites contained in the list prepared by the Federal Government, known as the Canadian Inventory of Historic Buildings and the lists prepared by the City of Vancouver Department of Planning on Historic Buildings and Sites, without first advising the Vancouver Heritage Advisory Board so that it may be in a position to make such recommendations to Council as it feels appropriate."

RECOMMENDED

THAT the above recommendation of the Vancouver Heritage Advisory Board be referred to the Director of Planning and the Director of Permits and Licenses for report back to the Standing Committee on Civic Development on mechanism for implementation of this proposal.

D. Inventories of Historic Buildings & Sites -
Notification to Persons Interested

At its meeting of April 1, 1974, the Vancouver Heritage Advisory Board passed the following motion:

"THAT it be recommended to the City Council that Civic Departments concerned make known to any person requesting information about the zoning and/or planning of properties whether or not such property or properties are marked for review by the Vancouver Heritage Advisory Board."

RECOMMENDED

THAT the above recommendation of the Vancouver Heritage Advisory Board be approved.

E. Street Lighting

At its meeting of April 22, 1974, the Vancouver Heritage Advisory Board passed the following motion:

"THAT the Vancouver Heritage Advisory Board express its concern on the disappearance of incandescent street lights and unique styles of standards on which they have been mounted."

It was noted that the Vancouver Heritage Advisory Board will shortly receive a review by the City Engineer on street lighting in the City. Therefore, your Committee

RECOMMENDED

THAT the resolution of the Vancouver Heritage Advisory Board with respect to street lighting be received for information.

The meeting adjourned at approximately 4:10 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

May 2, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, May 2, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The minutes of the meeting held April 11, 1974 were adopted.

INFORMATION

1. Safeway Development Application:
41st Avenue between Dunbar and Collingwood

Council on April 2, 1974, after hearing a presentation by Mr. James McCrum, referred the whole matter to this Committee for consideration and to meet with parties concerned as considered advisable.

The following spoke in opposition to the proposed development by Canada Safeway on 41st Avenue between Dunbar and Collingwood Sts.:

Mr. James McCrum
Mr. C. Aspinall, Chairman of the Southlands Action Committee -
Brief dated May 2, 1974 filed.
Mr. J. A. Howden - Brief dated May 2, 1974 filed.

Mr. K. E. Horwood, Real Estate representative for Canada Safeway Limited, filed a brief dated May 2, 1974 and with the aid of plans outlined the proposed development by Canada Safeway. He stated that two of the six houses owned by Safeway on the south side of 40th Avenue were sold and the balance would be sold and therefore this area was no longer part of the development.

Mr. Gray, Zoning Planner, advised the issuance of the development permit is awaiting the outcome of this meeting, the development is an outright use under the By-law, the present zoning is C-2 and the proposed development will be just under 32,000 square feet with a floor space ratio of 0.40. It was noted that if the area was down-zoned to C-1, the development as proposed could still proceed.

After considerable discussion it was

RESOLVED THAT the Chairman of the Community Development Committee meet with the Citizens' Committee and the representatives of Canada Safeway with a view to resolving this matter; the Chairman to report back to a subsequent meeting of this Committee.

RECOMMENDATION

2. Street Vending

When this matter was last considered by the Committee on March 7, 1974, the following resolution was approved:

Clause #2 continued:

"THAT the Committee refer the Street Vending By-law to the appropriate officials for comment and report back with respect to limitation as to the number of carts, allocation of area, etc.

FURTHER THAT on receipt of the reports requested from appropriate officials, the Corporation Counsel prepare a redraft of the Street Vending By-law for consideration of the Committee."

The Chairman pointed out that at a meeting on March 7th, the street vendors were heard and that the merchants had been heard at a previous meeting. He stated that it is important to determine a reasonable set of rules and regulations to govern the street vendors activities and presented a memorandum dated April 30th, 1974 for consideration by the Committee. He further stated that the staff officials are not yet in a position to present final recommendations because of the many complexities that exist in the situation.

The Committee reviewed the memorandum and considered the first three clauses, headed as follows, seriatum:

- (1) Restrictions on Goods to be Sold
- (2) Control by Merchants' Association
- (3) Location of Vendors' Carts

It was accordingly

RECOMMENDED

- (1) that there be no restrictions on the type of goods to be sold.
- (2) that the relegation of authority over the use of streets should stay with City Council.
- (3) that vendors should not be permitted to "set up shop" in the same block as a retail store selling principally the same kind of goods and, at the minimum, the street vendors should be a distance of 100' from such a store.

FURTHER RECOMMENDED

that consideration of the balance of the clauses in the memorandum be deferred for further consideration in two weeks, at which time the City Engineer and other officials will present their report.

The meeting adjourned at approximately 5:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 403

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

May 9, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, May 9, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari
Alderman Gibson
Alderman Hardwick

ALSO
PRESENT: Mr. J. Denofreo, Executive Assistant
to the Minister of Human Resources

CLERK: M. Cross

RECOMMENDATION

1. Relocation of Youth Health Services

In March 1973, the Medical Health Officer reported to the Standing Committee on Social Services recommending that on termination of the Federal Government grant for the operation of the medical clinic on 8th Avenue and Pine Street, negotiations be undertaken with the Provincial Government suggesting that the City be responsible for facility and administrative costs and the Province be responsible for service staff costs. On April 3, 1973, City Council approved the report of the Medical Health Officer and allocated \$25,000 for a mobile unit for housing this clinic.

The Medical Health Officer on May 2, 1974, reported on the relocation of this clinic. Dr. H.E. McLean advised that National Building Code standards prohibit a mobile unit to be located on a given site for more than 12 months. The mobile unit is presently located at 8th Avenue and Pine Street, but the owner of the property wishes to develop it in the near future and requires that the mobile unit be removed. Because of the new National Building Code standards the Supervisor of Property & Insurance has been investigating possible sites for a permanent clinic. Dr. McLean advised that the building at 1985 West 4th Avenue is a suitable location for this clinic. The Medical Health Officer recommends as follows:

- (a) The Supervisor of Property & Insurance be authorized to conclude lease negotiations on terms satisfactory to himself and the Board of Administration.
- (b) The additional funds required for building improvements, to a maximum of \$24,325 be provided from Contingency Reserve.

cont'd

Standing Committee of Council on Social Services 2
May 9, 1974

Clause No.1 continued

- (c) The Assistant Director, Building Construction and Maintenance be authorized to undertake the necessary improvements and furnishing of this clinic, the maximum cost to the City not to exceed \$49,325.
- (d) \$1,385 be approved for the operation of this new unit for the balance of 1974.

After discussion it was felt that the permanent clinic would better suit the requirements of the Medical Health Officer than a mobile unit.

RECOMMENDED

THAT the recommendations of the Medical Health Officer be approved.

FURTHER THAT the Director of Permits & Licenses report to the Standing Committee on Social Services on the rationale behind the National Building Code standard re length of time a mobile unit may be placed on a site; bearing in mind the fact that the Committee has endorsed the use of portable units for day care centres.

2. Cedar Cottage-Kensington Youth Services Project:
Evaluation Report and Future Funding

A report dated May 8, 1974, from the Director of Social Planning on the above subject was distributed at the meeting.

Mr. J. Jessup of the Social Planning Department summarized the report, outlining the three major components of the Cedar Cottage-Kensington Youth Services Project i.e. youth employment program, youth recreation program and family counselling services.

On October 30, 1973, City Council passed the following motion:

"THAT a joint evaluation of the Cedar Cottage Youth Services Program by civic and provincial officials be effected immediately and results be reported in late March to this Standing Committee (of Council on Social Services) and the Province as a basis for continued program funding."

The Social Planning Department report contains the conclusions of the joint evaluation of the project by their department and the Provincial Department of Human Resources.

Representatives of the Cedar Cottage-Kensington Youth Services Project were present, as well as the two policemen who work in the Cedar Cottage-Kensington Community, who stated that in their opinion the project has assisted in controlling the gang disturbances which existed before the start of the project.

After discussion it was

RECOMMENDED

- (a) THAT City Council approve 50% of the costs of the proposed 11-month extension of the Youth Employment Program to the Provincial fiscal year ending March 31, 1975, amounting to \$22,019.25 (or \$11,009.63 net after C.A.P. recovery);

cont'd

Standing Committee of Council on Social Services 3
May 9, 1974

Clause No.2 continued

- (a) cont'd
this funding to be contingent upon the Provincial Government's funding the remaining 50% of the costs of the program.
- (b) THAT City Council approve the costs of the proposed 11-month extension of the Youth Recreation Program up to March 31, 1975, amounting to \$13,872.83 (none of which is recoverable through C.A.P.).
- (c) THAT the Social Planning Department be authorized to complete negotiations with the Provincial Department of Human Resources in order to (i) have the family counselling component of the project provided directly through the Vancouver Resource Board; and (ii) confirm the Province's share in the cost of the proposed 11-month extension of the Youth Employment Program.
- (d) THAT an evaluation report of the project be submitted to the Social Services Committee by the Social Planning Department in conjunction with the Department of Human Resources, early in December 1974.
- (e) THAT the services of the Probation Officer be continued as part of the team for the Youth Employment Program.

FOR COUNCIL ACTION SEE PAGE(S) 404